

**MINUTES OF THE  
VINEYARD TOWN REDEVELOPMENT AGENCY  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
July 27, 2011, 7:02 PM**

**PRESENT:**

Vice Chair Norm Holdaway  
Board Member Sean Fernandez  
Board Member Jeff Gillespie  
Board Member Nathan Riley

**ABSENT:**

Chair Randy Farnworth

**Staff Present:** Water Operator Sullivan Love, Engineer Don Overson, Deputy Recorder Heather White and Town Clerk/Recorder Dan Wright

**Others Attending:** Ed Grampp and Stewart Park of Anderson Development

The Vineyard Town Council held a regular meeting on July 27, 2011 starting at 7:02 PM in the Vineyard Town hall.

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***Regular Session; 7:02 PM***

***Minutes Review and Approval***

VICE CHAIR NORM HOLDAWAY MOVED TO APPROVE THE MINUTES OF JUNE 21, 2011. BOARD MEMBER NATE RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. CHAIR RANDY FARNWORTH AND BOARD MEMBER JEFF GILLESPIE WERE ABSENT. THE MOTION CARRIED.

***RESOLUTION U-2011-01; CONSIDERATION AND POTENTIAL ADOPTION OF A RESOLUTION APPROVING A LAND DONATION AND REIMBURSEMENT AGREEMENT BETWEEN THE AGENCY AND ANDERSON GENEVA, LLC REGARDING A DONATION/CONVEYANCE OF LAND LOCATED WITHIN THE GENEVA URBAN RENEWAL PROJECT AREA TO UTAH VALLEY UNIVERSITY***

Attorney David Church explained that the proposed changes to the resolution had been made and the changes to the Agreement included the language from the financial planner regarding the subordination of payment in paragraph 2.2, the removal of wording that referred to the benefits to the city, and the removal of all references for paying interest. He mentioned that Engineer Don Overson and Ed Grampp had worked on getting the exhibits finalized. Engineer Don Overson mentioned that he checked the exhibits submitted by Anderson Development and that there was a problem with the description of the power plant that needed to be rewritten. He explained that Anderson Development took property included in the RDA less the power plant property for the benefitted area. He said there were many mistakes that needed to be corrected. Attorney David Church explained that the resolution allowed for typographical errors and that it should not delay the approval of the agreement.

Board Member Nate Riley questioned Attachment No. 4, Item #2. He wondered if the town was going to require a sewer trunk line to be constructed that would connect to the lift station. Engineer Don Overson confirmed that that was correct. He said the sewer trunk line and water line would need to be approved by the town. He explained that he was going to call out a size in the agreement, but the master plan was not finished. He wanted the option to determine the appropriate size in the future.

BOARD MEMBER NATE RILEY MOVED TO APPROVE RESOLUTION U-2011-01; CONSIDERATION AND POTENTIAL ADOPTION OF A RESOLUTION APPROVING A LAND DONATION AND REIMBURSEMENT AGREEMENT BETWEEN THE AGENCY AND ANDERSON GENEVA, LLC REGARDING A DONATION/CONVEYANCE OF LAND LOCATED WITHIN THE GENEVA URBAN RENEWAL PROJECT AREA TO UTAH VALLEY UNIVERSITY. VICE CHAIR NORM HOLDAWAY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. CHAIR RANDY FARNWORTH AND BOARD MEMBER JEFF GILLESPIE WERE ABSENT. THE MOTION CARRIED.

Ed Grampp thanked the board for their efforts.

Board Member Nate Riley emphasized that he wanted to make sure that another deal was not started the same way that this one was. He felt the town was backed into a corner and did not have a choice. He said he felt more prepared and equipped to make sure the property procedures were followed with future agreements.

### ***PRIORITIZED PROJECTS***

Engineer Don Overson explained that there were three project areas that he considered priorities in Phase 1. He reviewed Areas 1, 2, and 3 and explained his suggested projects for each Area (see included presentation documents).

Board Member Jeff Gillespie arrived at 7:20 PM.

Vice Chair Norm Holdaway wondered if there was enough money to construct all the proposed projects if the town received the bond amounts speculated by the financial planner. Engineer Don Overson was not sure. He explained that it would be determined by the size of pipe that would be used, pricing, and the size of roads that were constructed. He mentioned there was someone he wanted to talk to about building the lift station now with upgrades in the future. He explained that the sizes were taken from the Master Plan adopted two years ago. He said there were some things that needed to be taken out and that the Master Plan needed to be updated. He also mentioned that the pipes in Area 3 needed to be reviewed because of changes in other development. Attorney David Church suggested keeping the larger pipe size because future uses may change again. Engineer Don Overson explained that the larger sewer line required more maintenance and he was not comfortable putting it in now. Attorney David Church mentioned that the neighboring property owners needed to understand that the town would not construct a larger sewer line in the future.

Board Member Nate Riley pointed out that the town had a responsibility to provide funds for the water for the power plant. Attorney David Church explained that the town represented that they would consider it if the power plant asked. He said they probably would ask, but the town had not signed anything yet. Engineer Don Overson mentioned that the power plant already submitted 30% design plans for the water line. Board Member Nate Riley pointed out that the road alignment in Area 1 had tentatively been agreed upon. Engineer Don Overson explained that they would try to stay outside the embankment with the utilities. He said he would like to do the design on the north and south portions of the road.

Board Member Sean Fernandez wondered what Anderson Development anticipated happening next. Ed Grampp mentioned that the southern most part of the triangle was under contract, but that the builder was going for HUD financing so they probably would not build for one or two years. He felt the proposed Mill Road was very important. He said they had potential builders who kept asking

when the road was going to be constructed. He also said they did not want to discount Area 3 because there was interest that they had not anticipated. Stewart Park added that he thought the area from Center Street to Mill Road was crucial because it would provide an opening to an area that had not been opened before. He thought Engineer Don Overson's suggestion of constructing Mill Road with three lanes was good.

Board Member Jeff Gillespie wondered about the utilities needed for the UVU (Utah Valley University) property. Engineer Don Overson explained that he understood they would install artificial turf for the athletic fields and that they would need to submit a site plan for their restrooms. He did not want to build a water line that would not be used.

Board Member Nate Riley wondered about the railroad spur in Area 3. Mr. Grampp mentioned that they were still spending time dealing with it. He said there was a group that would be mining the "red sea" and they were extending the spur line off Geneva Road to the property. Engineer Don Overson mentioned that their project would improve the rail line to 400 East.

Engineer Don Overson explained that he wanted to start working on Area 1. He wanted to put in the water line and Master Meter when funds were available. He said he would gather costs for the proposed projects. Attorney David Church explained that the town could loan money to the Redevelopment Agency, but that RDA accounts needed to be set up separate from the regular town accounts.

#### ***ADJOURNMENT***

The meeting adjourned at 7:45 PM. The next Redevelopment Agency board meeting will be held as needed.

**MINUTES APPROVED ON** \_\_\_\_\_

**CERTIFIED CORRECT BY** \_\_\_\_\_  
**H. WHITE, DEPUTY RECORDER**